

PRICE REDUCED | INVESTMENT OPPORTUNITY



FULLY LEASED, FREESTANDING SHOP FACILITY

4915 - 43 STREET SE

CALGARY, AB



Lead Agents:

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PROPERTY DETAILS

District:	Eastfield
Site Size:	± 1.73 acres
Total Area:	± 16,906 sf
Shop Area:	± 13,226 sf
Office Area:	± 3,320 sf (over 2 floors)
Storage Mezzanine:	± 360 sf
Loading:	7 drive-in doors
Ceiling Height:	26' at the peak of the expansion shop
Crane:	5-ton with ± 19' hook height
Power:	400A, 600V
Zoning:	I-G (Industrial General)
Year Built:	1979 with addition in 2008
Asking Price:	\$5,900,000 NOW \$5,600,000
Property Taxes:	\$74,553.56 (2024)
Available	Leased until March 31, 2030 with options to renew through 2040 Please contact agents for lease details (NDA required)

Highlights

- Fully leased, freestanding shop facility
- Large drive around yard with 2 access points
- Drive-in loading with exterior dock platform
- Wash bay with Hotsy system
- Property has been an equipment rental location for 20+ years
- Good access onto major road arteries including 52nd Street SE, Peigan, Deerfoot and Stoney Trails



ABOUT THE TENANT

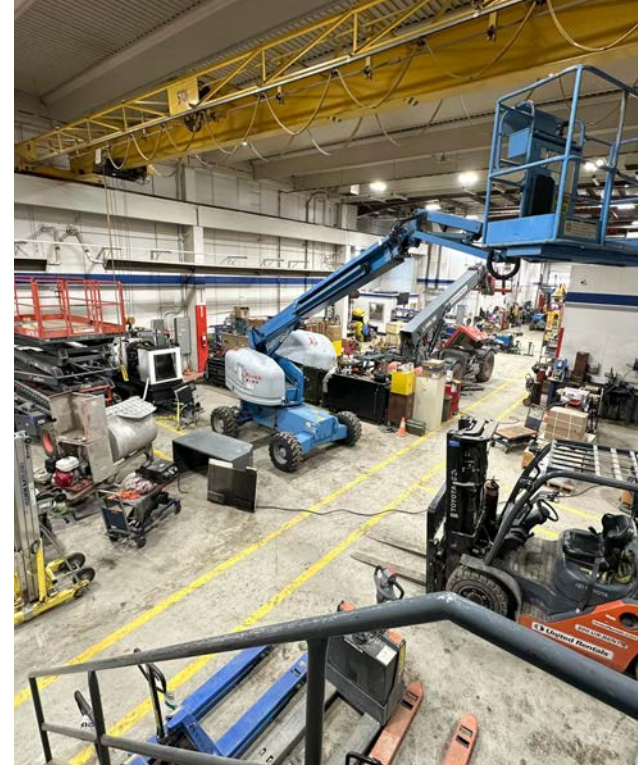
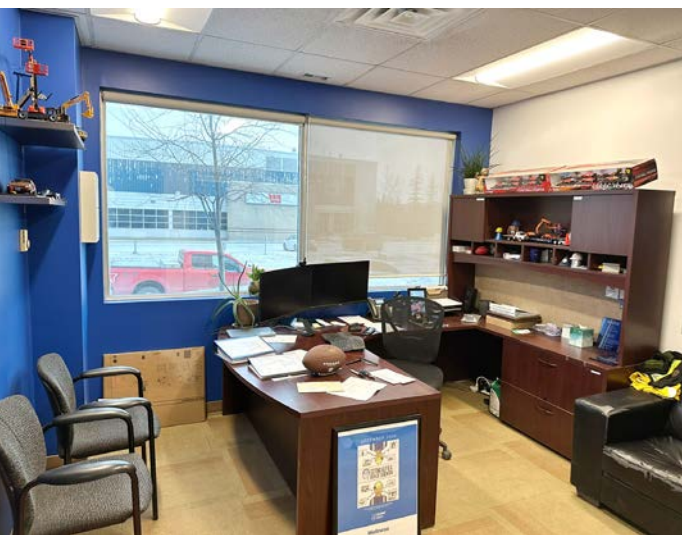
United Rentals of Canada, Inc.

United Rentals, Inc. is the largest equipment rental company in the world. The company has an integrated network of 1,288 rental locations in North America, 11 in Europe, 28 in Australia and 18 in New Zealand. In North America, the company operates in 49 states and every Canadian province. The company's approximately 20,400 employees serve construction and industrial customers, utilities and municipalities. The company offers approximately 4,300 classes of equipment for rent and also sells Equipment as well.



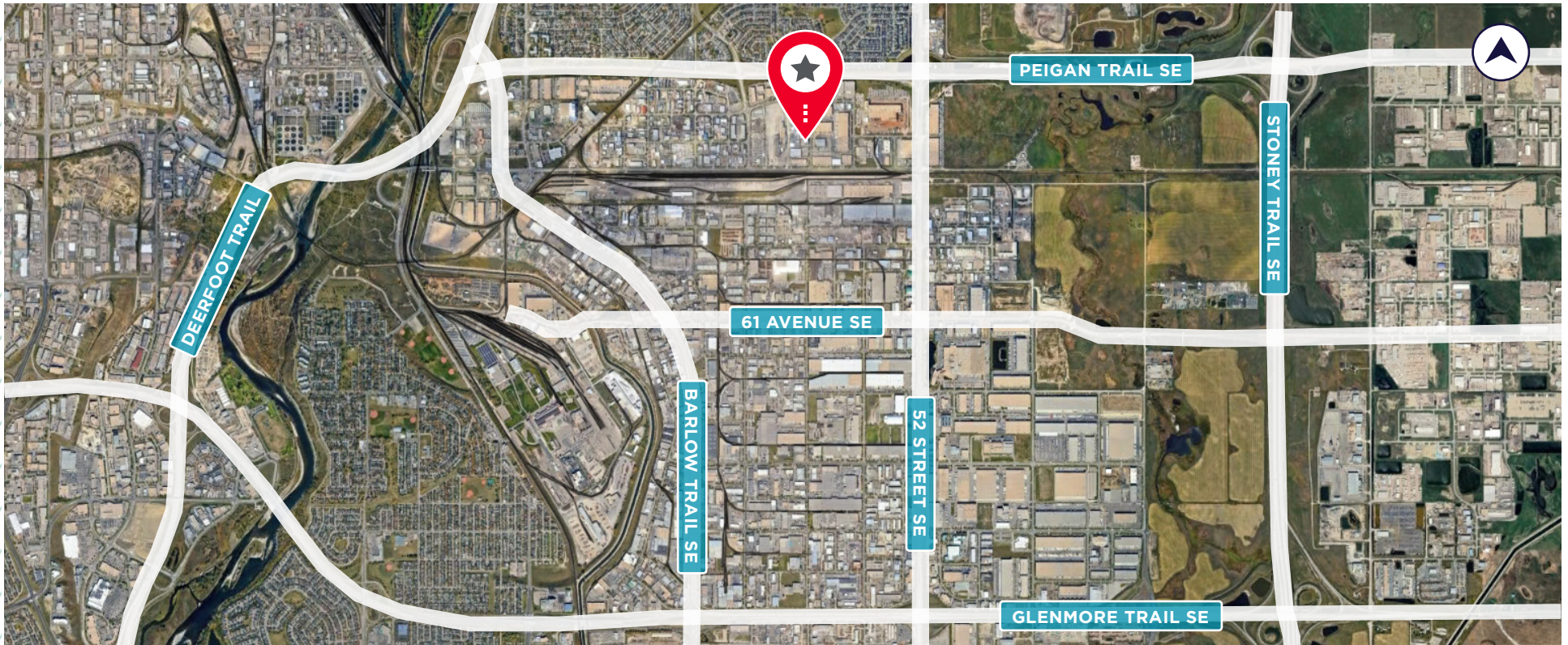
Website: www.ur.com





INTERIOR PHOTOS

LOCATION MAP



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